167.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	677,700 /	677,700
USE VALUE:	677,700 /	677,700
ASSESSED:	677,700 /	677,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE JANE LARMON
Owner 2:	
Owner 3:	
Street 1:	9 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITE JANE LARMON -
Owner 2:	-
Street 1:	9 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476-5909

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Aluminum Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6452.000	247,700	500	429,500	677,700
Total Card	0.148	247,700	500	429,500	677,700
Total Parcel	0.148	247,700	500	429,500	677,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.51 | /Parcel: 492.51

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110294
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,700	500	6,452.	429,500	677,700		Year end	12/23/2021
2021	101	FV	229,000	500	6,452.	429,500	659,000		Year End Roll	12/10/2020
2020	101	FV	228,900	500	6,452.	429,500	658,900	658,900	Year End Roll	12/18/2019
2019	101	FV	209,600	500	6,452.	429,500	639,600	639,600	Year End Roll	1/3/2019
2018	101	FV	227,100	500	6,452.	380,400	608,000	608,000	Year End Roll	12/20/2017
2017	101	FV	227,100	500	6,452.	319,100	546,700	546,700	Year End Roll	1/3/2017
2016	101	FV	241,600	3300	6,452.	319,100	564,000	564,000	Year End	1/4/2016
2015	101	FV	212,600	3300	6,452.	276,100	492,000	492,000	Year End Roll	12/11/2014

!12898!

PRINT

Date	Time
12/30/21	15:45:47

LAST REV

Date	Time
08/09/18	09:52:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE ROBERT	30487-428		7/30/1999	Family	292,000	No	No		
	8907-142		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	110294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2017	1464	Redo Bat	13,000	C				
10/23/2017	1401	Solar Pa	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
2/1/2016	External Ins	PC	PHIL C
10/23/2008	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	276	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6452		Sq. Ft.	Site		0	70.	0.95	8									429,492						429,500	

Total AC/HA:	0.14812	Total SF/SM:	6452	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,492	Spl Credit		Total:	429,500

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OF=SINK AND TOILET IN BMT.

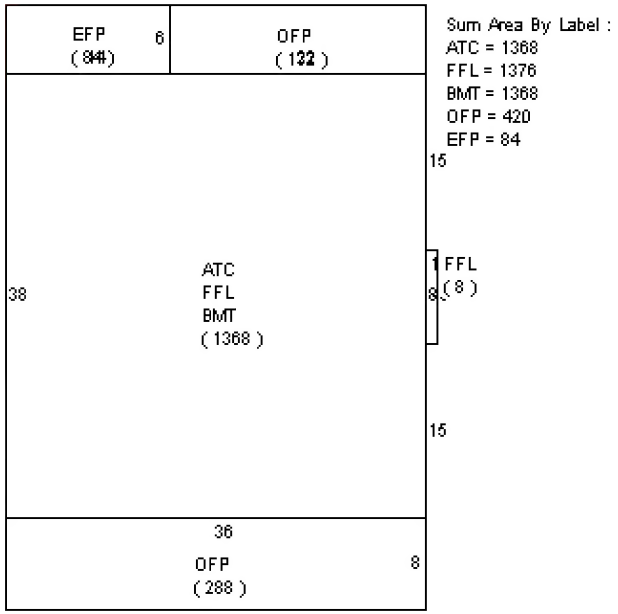
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

SKETCH



Sum Area By Label :
ATC = 1368
FFL = 1376
BMT = 1368
OFP = 420
EFP = 84

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.21609879
Const Adj.:	1.00689924
Adj $ / SQ:	122.449
Other Features:	68915
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336518
Depreciation:	88841
Depreciated Total:	247677

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	122.45
Special Features:	0	Val/Su Net:	66.46
Final Total:	247700	Val/Su SzAd	133.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,376	122.450	168,490
BMT	Basement	1,368	36.730	50,253
ATC	Attic	479	73.470	35,177
OFP	Open Porch	420	20.570	8,639
EFP	Enclos Porch	84	60.050	5,044

Net Sketched Area:	3,727			Total:	267,603
Size Ad	1854.7999	Gross Area	4616	FinArea	1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	DL	1940	24.86	T	90	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500